



Saxon Way, Willingham, CB24 5UT
OIEO £425,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Situated within a sought after development, central to the village and its wide range of amenities. The property is offered for sale in excellent order throughout, having been modernised to a high standard throughout. The open plan kitchen/dining family room is a real feature of this perfect family home, with four bedrooms, en suite to master and a modern bathroom.

INTERIOR

The interior is light and modern in terms of décor. The comprehensive and attractive fitted kitchen, incorporates integrated appliances, a spacious airing cupboard which includes the boiler and built-in seating area. The garage has been converted to provide a separate dining room/home office with bespoke storage cupboards and the spacious living room spans the full rear of the property, with French doors which open into the garden. A modern WC completes the ground floor accommodation. The spacious first floor landing provides access to all four double bedrooms, with a modern en suite to the master bedroom and equally impressive family bathroom.

EXTERIOR

To the front of the property is a large driveway which provides off road parking for numerous vehicles, a lawn area with mature trees and a gated access which leads to rear garden, which is mainly laid to lawn with fencing to the boundary, a paved patio area and outside tap. Within the garden is a detached, timber clad garden room/home office, which is insulated and an external power point.

LOCATION

KEY FEATURES

- Detached House
- Energy Rating C
- Modern Open Plan Kitchen
- Four Bedrooms
- Two Reception Rooms
- Access To Guided Bus Way
- Modern bathroom and ensuite
- View To Appreciate
- Potential Home Office/Garden
- Popular Village





Willingham is approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north.

Popular for both cyclist and runners, the guided busway also provides a well-used cycle path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's. With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill.

The village is well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and an outside eatery which specialises in tapas, and a number of small businesses are located along its bustling High Street. There is also a recreation ground with football pitches and sports pavilion, a community centre and social club.

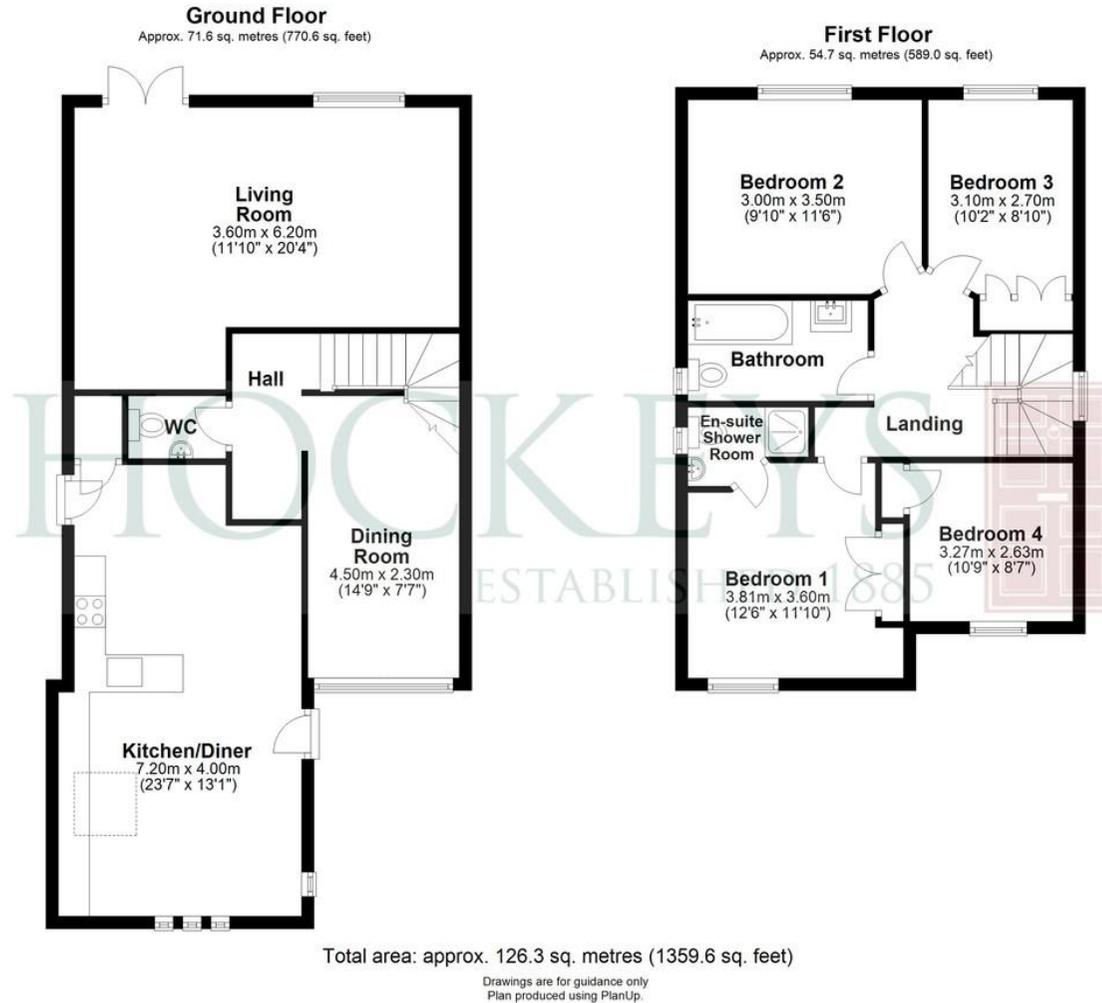


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ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band E
2022/2023 Annual £2,511

Services
Mains gas and electricity

Transport Links
A14, M11 and A1
Guided Busway - Longstanton
Cambridge North Train Station 12 miles

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
Onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.